

Minutes of Special and Regular Meeting of April 28, 2015
One Twin Pines Lane

SPECIAL MEETING, 6:00 p.m.

A. CLOSED SESSION [Third Floor Conference Room]

- (1) Conference With Labor Negotiators
Agency designated representatives: Greg Scoles
Employee organization: MMCEA, AFSCME

Attended by Councilmembers Reed, Stone, Lieberman, Wright, Braunstein.

CONVENE STUDY SESSION 6:30 P.M. [City Council Chambers]

Council Present: Wright, Reed, Lieberman, Stone, Braunstein

Council Absent: None

Discussion and Direction Regarding Modifications to the Business License Ordinance

Finance Director Fil noted that the business license ordinance was last updated in 1990. He described restrictions regarding modifications to the ordinance that can be considered due to laws enacted since that time.

Benjamin Fay, Consultant, stated that the goal was to streamline and simplify the application of the business license ordinance. He pointed out that no business license tax can be increased without a vote of the people. He noted that collection and enforcement could be improved, and flexibility could be provided for. He recommended amending the administration and appeal process.

Councilmember Reed expressed his desire that the City Council remain the appeal body.

Councilmember Lieberman noted that revenues would be affected if fees are reduced.

Council concurred to have staff provide information from surrounding cities for future consideration.

Timothy Strinden, Belmont resident, stated that business license fees and penalties are high when compared to adjacent cities.

Lenore Griffin, Belmont Chamber of Commerce, recommended improving methods for initiating an on-line business license application process.

ADJOURNMENT at this time, being 7:00 P.M.

Terri Cook
City Clerk

REGULAR MEETING
CALL TO ORDER 7:05 PM

ROLL CALL

Council Present: Wright, Reed, Lieberman, Stone, Braunstein

Council Absent: None

PLEDGE OF ALLEGIANCE

Led by Tanu Wakefield, Poet Laureate

REPORT FROM CLOSED SESSION

City Attorney Rennie noted there were no reportable actions from the Closed Session held earlier.

SPECIAL PRESENTATIONS

Introduction of Tanu Wakefield, Belmont Poet Laureate

Belmont Library Manager Kathleen Beasley, and Parks and Recreation Commissioner Stephanie Vargas described the selection process for poet laureate. They introduced Tanu Wakefield, and provided background on her qualifications.

Tanu Wakefield, Poet Laureate, stated that her goal was to bring the community together. She shared a poem that she wrote about Belmont.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Timothy Strinden, Belmont resident, spoke regarding the restriction of his ability to speak on individual items on the consent calendar at the March 14th meeting.

John Violet, Friends of Belmont Library, outlined upcoming activities in celebrating the 9th anniversary of new library. He commented regarding the need for new Friends board members.

Lenore Griffin, Belmont Chamber, announced the upcoming Coffee with the Cops event and Breakfast Speaker Series.

Karin, Belmont resident, requested clarification regarding how public comments would be considered for the upcoming zoning and tree ordinance items.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Stone announced the upcoming Senior Showcase on May 8.

Mayor Braunstein announced the following: 1) Senior Day on May 8, 2) Bike to Work Day on May 14, and 3) Alameda Corridor Study and Workshop on April 30.

COMMENTS AND QUESTIONS ON CONSENT CALENDAR

Staff responded to Councilmember Reed's question regarding the Consent item on the Fuel Management System.

Karin, Belmont resident, expressed disappointment that the Ralston Avenue Corridor contract

amendment was placed on the Consent Calendar for approval, and noted that the public was not informed. She requested clarification on specifics of the contract amendment.

Public Works Director Oskoui responded to the questions posed by the speaker. He confirmed that additional public workshops would be held.

ITEMS APPROVED ON CONSENT CALENDAR

Approval of Minutes of Regular City Council Meeting of April 14, 2015

Resolution 2015-050 authorizing the City Manager to enter into a Service Agreement with Turbo Data Systems, Inc. for a five (5) year term to perform parking citation processing and adjudication services

Resolution 2015-051 approving the specifications and authorization to use the National Joint Powers Alliance (NJPA) procurement contract for the acquisition of a new Vactor sewer truck for a total amount not to exceed \$446,387

Resolution 2015-052 authorizing a service agreement with Dyett & Bhatia, Urban and Regional Planners, for an amount not to exceed \$550,000 (\$440,000 is grant funded)

Resolution 2015-053 authorizing the City Manager to negotiate a contract for a fuel management system with Service Station Systems, Inc. for the City's Corporation Yard for an amount not to exceed \$80,847 including a 10% contingency

Resolution 2015-054 authorizing a contract amendment with Whitlock and Weinberger Transportation, Inc. for the Ralston Avenue Corridor Improvement Plan Phase III in the amount of \$165,000 and a 10% contingency

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Wright, the Consent Agenda was unanimously approved.

OTHER BUSINESS

Fire and Panic Safety Inspection Program

Fire Chief Keefe outlined the fire and panic safety inspection program to be implemented by the proposed ordinance. He noted that a similar program existed under the former Belmont-San Carlos Fire Department. He clarified that this agenda item included a companion ordinance for the City of Belmont, which would provide for the conduct of periodic inspections.

City Attorney Rennie read the title of both ordinances.

ACTION: On a motion by Councilmember Reed, seconded by Councilmember Lieberman, the ordinances for the Belmont Fire Protection District and the City of Belmont Implementing a Fire and Panic Safety Inspection Program were introduced, and the second reading and adoption was set for May 12, 2015.

Zoning and Tree Ordinance Amendments (CEQA: Negative Declaration)

Senior Planner DiDonato outlined the areas to be reviewed and actions to be taken by the City Council relative to the proposed ordinances. He provided background of the City Council, Parks and Recreation and Planning Commissions discussions on this matter. He also described the

process undertaken by the City Council subcommittee. He noted that modifications were made to the proposed ordinances based on input from the Council, the Commissions, as well as the public.

Senior Planner DiDonato provided a summary of the proposed changes to the single family design review, thresholds and review procedures at the three proposed tiers of projects, setback regulations, the findings to be made, and definitions. He described the Planning Commission's discussion and recommendation regarding the current floor area cap of 3,500 square feet, as well as proposed parking requirements.

Discussion ensued regarding parking requirements, including how they relate to secondary dwelling units. Senior Planner DiDonato also described other recommendations related to secondary dwelling units.

Senior Planner DiDonato outlined the recommendations for changes to the tree ordinance. Discussion ensued.

RECESS: 9:30 P.M.
RECONVENE: 9:40 P.M.

Senior Planner DiDonato described the environmental review on the proposed ordinances under CEQA (California Environmental Quality Act). He pointed out that although the review is statutorily exempt, it was performed. He recommended that the Council should make a finding of no significant impact as a result of adoption of the proposed ordinances. He provided responses to the comments received following publication of the negative declaration.

Discussion ensued regarding potential build-out and maximizing of square footage.

Jeffrey Selman, Belmont resident, commented regarding the public process utilized in reviewing these proposed ordinances, and expressed support for the proposed changes.

Karl Mittelstadt, Belmont resident, spoke regarding the proposed changes to the tree ordinance. He expressed concern regarding the increase in tree size to trigger the requirement for replanting, and commented regarding protected species and public outreach.

Cari Pang Chen, Belmont resident, expressed support for the proposed ordinances.

Joshua Hugg, Housing Leadership Council, spoke regarding regional housing needs. He expressed support for increasing the ability to provide secondary dwelling units.

Laura Peterhans, Housing Committee on Interfaith Action, expressed support for the proposed changes as they relate to secondary dwelling units.

Josh Porter, Belmont resident, expressed support for the proposed zoning changes.

Tim Hoffman, Belmont resident, expressed support for the proposed ordinances. He commented regarding the public process utilized for these proposed changes.

Matt Kerby, Belmont resident, expressed appreciation that a CEQA review was performed even though not required. He also commented regarding parking requirements.

MEETING EXTENSION: At this time, being 10:30, on a motion by Councilmember Stone, seconded by Councilmember Reed, the meeting was unanimously extended.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Stone, Resolution 2015-055 Adopting a Negative Declaration for Zoning Ordinance and Tree Ordinance Amendment Project was unanimously approved.

Discussion ensued regarding the components of the ordinances. Council concurred with the Council subcommittee regarding the tiered review and related matters, the parking requirements, and the regulations related to secondary dwelling units.

Discussion ensued regarding the proposed maximum square foot cap.

MEETING EXTENSION: At this time, being 11:00, on a motion by Councilmember Stone, seconded by Councilmember Reed, the meeting was unanimously extended.

Community Development Director de Melo pointed out that the home size restrictions outlined in the San Juan Hills Plan would remain regardless of a new cap.

Council concurred with the subcommittee's recommendation regarding the 6,000 square foot cap. Council also concurred to have staff review the floor area table in the future.

Discussion ensued regarding proposed changes to the tree ordinance. Council concurred with the subcommittee recommendation.

Council concurred to schedule a public hearing on May 12 to introduce the ordinances.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from City Manager

City Manager commended staff's efforts at the recent Earth Day celebration.

ADJOURNMENT at this time, being 11:30 p.m.

Terri Cook
City Clerk

Meeting televised and videotaped.